



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

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MEETING DATE November 13, 2015 EFFECTIVE DATE November 30, 2015	CONTACT/PHONE Schari Siong (805) 781-4374 ssiong@co.slo.ca.us	APPLICANT Luis and Cristi Andrade	FILE NO. DRC2014-00136
SUBJECT A request by LUIS & CRISTI ANDRADE for a Minor Use Permit (DRC2014-00136) to construct a 1,300 square-foot single story manufactured home on an existing 13,312 square-foot parcel. There is an existing residence (1,038 sq.ft.) and a detached garage (400 sq.ft.) on the subject site with access from 19 th Street. The proposed manufactured home will be a second dwelling on the parcel and will be accessed from Paso Robles Street. The project site is within the Residential Multi Family land use category and is located at 1915 Paso Robles Street, at the northeast corner of 19 th and Paso Robles Street intersection, in the community of Oceano. The site is in the San Luis Bay Inland sub area of the South County planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2014-00136 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on October 13, 2015 (ED15-103)			
LAND USE CATEGORY Residential Multi Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-087-001	SUPERVISOR DISTRICT(S): 4
PLANNING AREA STANDARDS: Section 22.108.050 – Oceano Community Standards <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Section 22.98.050 – San Luis Bay Sub-area Standards Section 22.10.060 – Exterior Lighting Section 22.10.140 – Setbacks Section 22.18.050(5) – Required Number of Parking Spaces <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on November 27, 2015, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Single Family Residence and Detached Garage with Office			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Multi Family/Single Family Residence East: Residential Suburban/Single Family Residence South: Residential Multi Family/Single Family Residence West: Public Facilities/Elementary School			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Cal Fire, Oceano Community Services District, Oceano Advisory Council, City of Arroyo Grande, City of Grover Beach,	
TOPOGRAPHY: Fairly level	VEGETATION: Forbes, grasses
PROPOSED SERVICES: Water supply: Oceano Community Services District Sewage Disposal: Oceano Community Services District Fire Protection: Oceano Community Services District (with Five Cities Fire Authority)	ACCEPTANCE DATE: September 10, 2015

DISCUSSION

The project is located at 1915 Paso Robles Street, at the northeast corner of Paso Robles and 19th Street. The 13,312 square-foot corner parcel is within the Residential Multi Family land use category and is developed with an existing single family residence. The applicant is requesting to construct a 1,300 square-foot single story manufactured home on the site. Per the Oceano Community Standards, all new construction on parcels designated Residential Multi Family require a Minor Use Permit approval.

PLANNING AREA STANDARDS

Section 22.108.050 Oceano Community Standards

A. Communitywide

2. *Curb, gutter and sidewalk required.* Curb, gutter and sidewalk is required with any project in the Ocean urban area, excluding the Halcyon area in all land use categories.

Staff Response: This project is conditioned to meet this standard.

B. Combining Designations – Airport Review Area (AR)

1. *Limitation on uses within Airport Review Area.* Land uses shall be limited to those designated as compatible or conditionally approvable by the adopted Oceano County Airport Land Use Plan
3. *Site Design and Development Standards* – All development application for the area within the boundary of the adopted Oceano County Airport Land Use Plan are subject to the development standards set forth in that plan and Title 22 Land Use Ordinance.

Staff Response: This project complies with this standard.

H. Residential Multi-Family (RMF)

1. *Permit Requirement.* Minor Use Plan approval is required for all new construction or exterior alteration of existing structures.
2. *Maximum Density.* New multi-family development is not to exceed a density of 15 units per acre. Maximum floor area may not exceed 48 percent.

Staff Response: The proposed project complies with this standard. With the proposed residence, the total floor area is approximately 2,750 sq. ft., which is 20 percent of the parcel.

LAND USE ORDINANCE STANDARDS

Section 22.98.050 – San Luis Bay Sub-area Standards

A. Planning Impact Areas. The following Standards apply within the cities of Arroyo Grande and Grover Beach planning impact areas.

1. *Application referral.* Applications for discretionary land use permits, land divisions or General Plan amendments within the planning impact areas for the cities of Grover Beach and Arroyo Grande shall be referred by the County to the appropriate city or cities for review and comment.
2. *Development impacts.* The County shall address potential impacts, including cumulative impacts, that is associated with impacts to water quantity and quality, drainage, erosion and downstream sedimentation, and traffic and circulation as critical subjects for additional evaluation as part of the environmental review process.

Staff Response: The proposed project complies with this standard. The project was referred to both cities. The proposed residence on an infill lot in an urbanized area of Oceano will not result in significant impacts to the existing services and

Section 22.10.060 – Exterior Lighting.

- A. **Illumination only.** Outdoor lighting shall be used for the purpose of illumination only, and shall not be designed for or used as an advertising display.
- B. **Light directed onto lot.** Light sources shall be designed and adjusted to direct light away from any road or street, and away from any dwelling outside the ownership of the applicant.
- C. **Minimization of light intensity.** No light or glare shall be transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets.
- D. **Light sources to be shielded.**
 1. Ground illuminated lights and elevated feature illumination.
- E. **Height of light fixtures.** Free-standing outdoor lighting fixtures shall not exceed the height of the tallest building on the site.

Staff Response: The proposed project is conditioned to meet this standard. At the time of construction permit application, the applicant shall provide details on any proposed exterior lighting, if applicable.

Section 22.10.140 – Setbacks

- D. **Front Setback.** All structures greater than three feet shall be setback a minimum of 25 feet.
- E. **Side Setbacks**
 1. **General Side Setback Requirements.** Within urban areas, 10 percent of the lot width with a minimum of 3 feet on sites less than one acre in net area;

2. Corner Lots. The side setback on the street side of a corner lot within urban and village areas and on sites of less than one acre shall be a minimum of 10 feet.

Staff Response: The project complies with this standard. The proposed residence has a 25 feet front setback, 5 feet regular side setback, and 10 feet street side setback.

Section 22.18.050(5) – Required Number of Parking Spaces

In residential land use categories, 2 parking spaces per dwelling are required.

Staff Response: The proposed project complies with this standard.

COMMUNITY ADVISORY COUNCIL

This project was referred to the Oceano Community Advisory Council (OCAC) and the council supported the project.

AGENCY REVIEW

- Public Works- *per referral comments dated May 10, 2015.*
- Building Division – *per referral comments dated May 18, 2015*
- Oceano Community Services District - Project is required to meet conditions of Intent-Ti-Serve Letter (Water and Sewer, dated September 9, 2015) and Fire Safety Plan (dated June 23, 2015).

LEGAL LOT STATUS

The one existing lot was created at the time where there is legal method for creating lots.

Staff report prepared by Schani Siong and reviewed by Airlin Singewald, Senior Planner.